

1. Tentative Agenda

Documents:

[T-06-12-18 - FINAL.PDF](#)

2. Final Agenda

Documents:

[F-06-12-18 - FINAL.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 06-12-18 - FINAL.PDF](#)

4. Action Agenda - Revised

Documents:

[ACTION AGENDA 06-12-18 - FINAL REVISED.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

June 12, 2018
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Elizabeth B. Ruprecht & William F. Ruprecht;** application PLPZ 2018 00189 for a final subdivision to subdivide the two (2) parcels at 80 Sherwood Avenue and 0 Greenfield Place (Lot 1 of filed subdivision map #8463), totaling 7.4310-acres, into three (3) parcels where Parcel A would be 2.7527-acres, Parcel B would be 2.0727-acres, Parcel C would be 2.0020-acres, and an open space parcel of 0.6038-acres (equal to 15% of the 4.0201-acres of land not part of a previously approved subdivision) is proposed to be created in the RA-2 zone. *(Staff: SB) (Must decide by 6/19/2018) (Maximum extension to decide available to 8/18/2018)*
2. **Robert J. Natale, Jr.;** application PLPZ 2018 00206 for a final subdivision to subdivide the existing 18,509 sq. ft. property and create two (2) parcels where Parcel "X" will be 7,600 sq. ft., and Parcel "Y" will be 10,909 sq. ft., (including an accessway of 2,303 sq. ft.) on property located at 259 Pemberwick Road in the R-7 zone. *(Staff: MA) (Must decide by 6/26/2018) (Maximum extension to decide available to 8/25/2018)*
3. **Palmer Island LLC;** application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 7/20/2018) (Maximum extension to decide available to 9/18/2018)(Postponed at the 5/31/18 meeting)*
4. **Robin Hill LLC & Smokey Hill LLC;** application PLPZ 2018 00195 for a final subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. *(Staff: BD) (Must decide by 6/22/2018) (Maximum extension to decide available to 8/21/2018)*

5. **Smokey Hill LLC**; application PLPZ 2018 00196 for a final subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. *(Staff: BD) (Must decide by 6/22/2018) (Maximum extension available to 8/21/2018)*
6. **Pathways Community Center**; application PLPZ 2018 00173 for a final site plan to demolish the existing building and construct a new 2,787.5 sq. ft. building with related site improvements and continue the community center use on a 6.915 sq. ft. property located at 8 Sinaway Road in the R-7 zone. *(Staff: KD) (Must decide by 6/21/2018) (Maximum extension to decide available to 8/25/2018)*
7. **Barry G. and Jane T. Haimes**; application PLPZ 2018 00221 for a final coastal site plan to construct a new 4,802 sq. ft. home and related site improvements on a 21,708 sq. ft. property located at 206 Shore Road, Old Greenwich in the R-20 and Coastal Overlay zones. *(Staff: BD) (Must decide by 7/19/2018) (Maximum extension to decide available to 9/22/2018)*
8. **Antoinette Delia**; application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018)*
9. **John Margenot**; application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018)*

PUBLIC HEARING 7:15 PM

10. **Planning and Zoning Staff**; application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone

Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at:

http://www.greenwichct.org/government/departments/planning_and_zoning/
(Staff: KD)

11. **L. Slavin Trustee for Heidi B. Smith;** applications PLPZ 2018 00062 and PLPZ 2018 00063, for a final coastal site plan and special permit, to repair an existing screen porch and construct a glass greenhouse on a 3.5-acre property located at 15 Field Point Circle in the RA-2 zone. (Staff: JP) (Must open by 7/2/2018) (Maximum extension to open granted) (Postponed at the 4/7/2018 meeting)
12. **AF-SF 2015 Family Trust;** applications PLPZ 2018 00210 and PLPZ 2018 00211, for a final site plan and special permit, to construct a new pool house, pool, septic system for the pool house, and associated landscaping and drainage improvements on a 12.18-acre property located at 88 Conyers Farm Drive in the RA-4 zone. (Staff: JP) (Must open by 7/5/2018) (Maximum extension to open available to 9/8/2018)
13. **Rockhill Real Estate VII LP;** application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. (Staff: PL) (Must open by 7/5/2018) (Maximum extension to open available to 9/8/2018)

REGULAR MEETING CONTINUED

14. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00183 which would re-designate the property from the R-6 to a “P” zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018)*
15. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018)*
16. **DISCUSSION ITEMS:**
17. **DECISION ITEMS:**
18. **APPROVAL OF MINUTES:**
19. **OTHER:**
 - a. Executive Session on pending litigation or personnel matters.
 - b. Other items as may properly come before the Commission.

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Tiger Venture LLC; applications PLPZ 2018 00108 and PLPZ 2018 00112, for a final site plan and special permit, to construct a new residence, pool, pool patio, tennis court, driveway and related site and stormwater improvements the result of which would exceed the 150,000 cubic feet in volume threshold on a 4.299-acre property located at 24 Meeting House Road in the RA-4 zone. *(Staff: JP) (Must open by 8/11/2018) (Maximum extension to open granted) (Postponed at the 5/1/2018 meeting)*

Michael J. Banks; applications PLPZ 2018 00136 and PLPZ 2018 00137, for a final coastal site plan and special permit, to construct a new mixed-use building with a moderate income housing unit with general site improvements to the site which include four (4) surface parking spaces, two (2) spaces interior to the building and one ADA compliant surface parking space. The proposed building would house retail space and a jobbing establishment on the first floor, and four (4) one-bedroom units on the second floor, one (1) of which would be deed restricted as a moderate income unit per Section 6-110 of the Town's Building Zone Regulations on a 4,984 sq. ft. property located at 4 Armonk Street in the LBR-2 zone. *(Staff: PL) (Must close by 8/9/2018) (Maximum extension to close granted) (Continued from the 5/1/2018 and 5/31/2018 meetings) (Seated: Maitland, Alban, Levy, Hardman (for Fox), and Yeskey (for Macri))*

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Town Hall Meeting Room
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Application PLPZ 2018 00189 has been POSTPONED by Applicant

2. **Robert J. Natale, Jr.;** application PLPZ 2018 00206 for a final subdivision to subdivide the existing 18,509 sq. ft. property and create two (2) parcels where Parcel "X" will be 7,600 sq. ft., and Parcel "Y" will be 10,909 sq. ft., (including an accessway of 2,303 sq. ft.) on property located at 259 Pemberwick Road in the R-7 zone. (Staff: MA) (**Must decide by 6/26/2018**) (Maximum extension to decide available to 8/25/2018) (Page Number: 9)
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4. **Robin Hill LLC & Smokey Hill LLC;** application PLPZ 2018 00195 for a final subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (**Must decide by 6/22/2018**) (Maximum extension to decide available to 8/21/2018) (Page Number: 184)

5. **Smokey Hill LLC;** application PLPZ 2018 00196 for a final subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. *(Staff: BD) (Must decide by 6/22/2018) (Maximum extension available to 8/21/2018) (Page Number: 268)*
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7. **Barry G. and Jane T. Haines;** application PLPZ 2018 00221 for a final coastal site plan to construct a new 4,802 sq. ft. home and related site improvements on a 21,708 sq. ft. property located at 206 Shore Road, Old Greenwich in the R-20 and Coastal Overlay zones. *(Staff: BD) (Must decide by 7/19/2018) (Maximum extension to decide available to 9/22/2018)*

Application PLPZ 2018 00221 has been POSTPONED by Applicant

8. **Antoinette Delia;** application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018) (Page Number: 403)*
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Application PLPZ 2018 00205 has been POSTPONED by Applicant

PUBLIC HEARING 7:15 PM

10. **Planning and Zoning Staff;** application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at:
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REGULAR MEETING CONTINUED

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

June 12, 2018

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri

Alternate Members Present: Dennis Yeskey, Victoria Goss, and Dave Hardman

Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

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Motion to approve final coastal site plan with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

7. **Barry G. and Jane T. Haimes**; application PLPZ 2018 00221 for a final coastal site plan to construct a new 4,802 sq. ft. home and related site improvements on a 21,708 sq. ft. property located at 206 Shore Road, Old Greenwich in the R-20 and Coastal Overlay zones. (Staff: BD) (Must decide by 7/19/2018) (Maximum extension to decide available to 9/22/2018)

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prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at:

http://www.greenwichct.org/government/departments/planning_and_zoning/

(Staff: KD) (Page Number: 443)

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11. **L. Slavin Trustee for Heidi B. Smith;** applications PLPZ 2018 00062 and PLPZ 2018 00063, for a final coastal site plan and special permit, to repair an existing screen porch and construct a glass greenhouse on a 3.5-acres property located at 15 Field Point Circle in the RA-2 zone. (Staff: JP) (Must open by 7/2/2018) (Maximum extension to open granted) (Postponed at the 4/7/2018 meeting) (Page Number: 496)

Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

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13. **Rockhill Real Estate VII LP;** application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. *(Staff: PL) (Must open by 7/5/2018) (Maximum extension to open available to 9/8/2018) (Page Number: 601)*

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REGULAR MEETING CONTINUED

14. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00184 which would re-designate the property from the R-6 to a "P" zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018) (Page Number: 614)*

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15. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018) (Page Number: 654)*

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16. **DISCUSSION ITEMS:**

17. **DECISION ITEMS:**

18. **APPROVAL OF MINUTES:**

19. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON
SUBSEQUENT MEETINGS:**

Tiger Venture LLC; applications PLPZ 2018 00108 and PLPZ 2018 00112, for a final site plan and special permit, to construct a new residence, pool, pool patio, tennis court, driveway and related site and stormwater improvements the result of which would exceed the 150,000 cubic feet in volume threshold on a 4.299-acres property located at 24 Meeting House Road in the RA-4 zone. *(Staff: JP) (Must open by 8/11/2018) (Maximum extension to open granted) (Postponed at the 5/1/2018 meeting)*

Michael J. Banks; applications PLPZ 2018 00136 and PLPZ 2018 00137, for a final coastal site plan and special permit, to construct a new mixed-use building with a moderate income housing unit with general site improvements to the site which include four (4) surface parking spaces, two (2) spaces interior to the building and one ADA compliant surface parking space. The proposed building would house retail space and a jobbing establishment on the first floor, and four (4) one-bedroom units on the second floor, one (1) of which would be deed restricted as a moderate income unit per Section 6-110 of the Town's Building Zone Regulations on a 4,984 sq. ft. property located at 4 Armonk Street in the LBR-2 zone. *(Staff: PL) (Must close by 8/9/2018) (Maximum extension to close granted) (Continued from the 5/1/2018 and 5/31/2018 meetings) (Seated: Maitland, Alban, Levy, Hardman (for Fox), and Yeskey (for Macri))*

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

June 12, 2018 **REVISED** **ACTION AGENDA** **WITH DECISIONS**

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri

Alternate Members Present: Dennis Yeskey, Victoria Goss, and Dave Hardman

Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **Elizabeth B. Ruprecht & William F. Ruprecht;** application PLPZ 2018 00189 for a final subdivision to subdivide the two (2) parcels at 80 Sherwood Avenue and 0 Greenfield Place (Lot 1 of filed subdivision map #8463), totaling 7.4310-acres, into three (3) parcels where Parcel A would be 2.7527-acres, Parcel B would be 2.0727-acres, Parcel C would be 2.0020-acres, and an open space parcel of 0.6038-acres (equal to 15% of the 4.0201-acres of land not part of a previously approved subdivision) is proposed to be created in the RA-2 zone. (Staff: SB) (**Must decide by 6/19/2018**) (*Maximum extension to decide available to 8/18/2018*)

Postponed by Applicant – Extension Granted to 8/18/2018

2. **Robert J. Natale, Jr.;** application PLPZ 2018 00206 for a final subdivision to subdivide the existing 18,509 sq. ft. property and create two (2) parcels where Parcel "X" will be 7,600 sq. ft., and Parcel "Y" will be 10,909 sq. ft., (including an accessway of 2,303 sq. ft.) on property located at 259 Pemberwick Road in the R-7 zone. (Staff: MA) (**Must decide by 6/26/2018**) (*Maximum extension to decide available to 8/25/2018*) (*Page Number: 9*)

Left Open - Maximum Extension Granted to 8/25/2018

3. **Palmer Island LLC**; application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 7/20/2018) (Maximum extension to decide available to 9/18/2018) (Postponed at the 5/31/18 meeting) (Page Number: 89)*

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4. **Robin Hill LLC & Smokey Hill LLC**; application PLPZ 2018 00195 for a final preliminary subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. *(Staff: BD) (Must decide by 6/22/2018) (Maximum extension to decide available to 8/21/2018) (Page Number: 184)*

Application converted to a preliminary subdivision
Left Open – Maximum Extension Granted to 8/21/2018

5. **Smokey Hill LLC**; application PLPZ 2018 00196 for a final preliminary subdivision, to create two (2) parcels of land from an 8.311-acre parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. *(Staff: BD) (Must decide by 6/22/2018) (Maximum extension available to 8/21/2018) (Page Number: 268)*

Application converted to a preliminary subdivision
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6. **Pathways Community Center**; application PLPZ 2018 00173 for a final coastal site plan to demolish the existing building and construct a new 2,787.5 sq. ft. building with related site improvements and continue the community center use on a 6,915 sq. ft. property located at 8 Sinaway Road in the R-7 zone. *(Staff: PL) (Must decide by 6/21/2018) (Maximum extension to decide available to 8/25/2018) (Page Number: 347)*

Motion to approve final coastal site plan with modifications
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7. **Barry G. and Jane T. Haimes;** application PLPZ 2018 00221 for a final coastal site plan to construct a new 4,802 sq. ft. home and related site improvements on a 21,708 sq. ft. property located at 206 Shore Road, Old Greenwich in the R-20 and Coastal Overlay zones. (*Staff: BD*) (*Must decide by 7/19/2018*) (*Maximum extension to decide available to 9/22/2018*)

Postponed by Applicant

8. **Antoinette Delia;** application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. (*Staff: PL*) (*Must decide by 7/5/2018*) (*Maximum extension to decide available to 9/8/2018*) (*Page Number: 403*)

Postponed by Applicant

9. **John Margenot;** application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. (*Staff: PL*) (*Must decide by 7/5/2018*) (*Maximum extension to decide available to 9/8/2018*)

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